



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPR, MNR, MNSD, FF

Introduction

The landlords apply for an order of possession pursuant to a one month Notice to End Tenancy for cause posted on the tenant's door on July 3, 2013, or pursuant to a ten day Notice to End Tenancy for unpaid rent posted on the door on August 2, 2013. They also seek a monetary award for unpaid August 2013 rent of \$625.00.

The tenant did not attend the hearing though duly served by Mr. K. S. with the amended application on August 14, 2013, witnessed by the attending landlord Ms. T. P.. The tenant has not applied to cancel either Notice and has not paid the August rent. As a result, by operation of s. 46, this tenancy ended on August 15, 2013 and the landlords are entitled to an immediate order of possession.

On the undisputed evidence of Mr. P. I grant the landlords a monetary award of \$625.00 as claimed. There is no claim to recover a filing fee. I authorize the landlords to retain the \$300.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$325.00.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: August 27, 2013

Residential Tenancy Branch

